

Mayor's Task Force on Resident Housing Initiative #7

Employee Rental Housing Policy updates

Community Information Sessions

22 August 2019



Objective of this session

- ✓ To share the updates to the **Employee Rental Housing Policy**, as endorsed by WHA Board, and adopted by Council on July 23 2019
- ✓ Provide **more detail for you to consider how this may affect you and your family / household**

Agenda

- What are the changes?
- Who does it apply to?
- Why have these changes been made?

Two key updates adopted on July 23 2019:

Increased Compliance & Enforcement

Purchase & Rental programs

Rental Program Update

Eligibility & Qualification

KEY CHANGES TO ACCESS WHA EMPLOYEE RENTAL HOUSING

Eligible Employee

- Canadian Citizen or Permanent Resident of Canada
- Working for **a qualified Whistler business(es)**
- Employed for **at least 30 hours per week on annualized basis**

Retiree

- Over 55 and ceased active full-time Whistler employment, and
- Met Employee Eligibility definition (as above) **for 10 of past 12 years prior to ceasing active full time Whistler employment**

Homes tailored to need

- Establishment of **occupancy standards to rightsize home with family needs**
- Implementation of **financial thresholds (with upper limits)**
- **Rental rate paid is based on applicant's financial situation**

SENIORS PROCESS CHANGES

Process co-ordination

- Applications now processed and managed by Whistler Housing Authority

Consistent Approach

- Aligned with general waitlist
- Seniors Priority remains for seniors purpose built homes

A Qualified Whistler Business:

- office or premises **physically located in Whistler**, and
- **a valid RMOW business licence** (or be exempt, eg Whistler schools), and
- **primarily & directly service Whistler local residents, home owners, businesses, or tourists, and**
- **Provide services within the RMOW Boundary** (for commercial non-residential businesses)
- For home based / mobile businesses, as above and have **more than 75% of business income from Whistler residents, businesses or tourists**
- *Includes start-ups initially established and operated to produce goods and services for these Whistler groups and who met criteria during start up, and continue to operate and produce in Whistler*

Occupancy Standards:

Defined to use the homes available in the most optimal way!

- No more than two (2) and no less than one (1) person per bedroom
- Spouses and couples share a bedroom

For example:

- A single person living alone will have access up to a 1 bedroom home
- A couple (spouse, partner, common-law) will have access up to a 1 bedroom home
- A couple with 1 child may have access up to a 2 bedroom home
- A couple with 2 or more children may have access to 2 or 3 bedroom home

Implementation of Financial Thresholds

- Consideration of an applicants financial situation to determine access to WHA housing – referring to Annual Gross Household Income and total Net Assets
- Annual Gross Household Income = Total income received before tax, for all occupants
 - ✓ Excludes income of dependent children
 - ✓ Typically Line 150 of last year's income tax return
 - ✓ If fluctuates annually, may elect to use average of last 2 years
- Net Assets = savings, shares, GICs, TFSA's, real estate (net of debt), other investments anywhere in the world
 - ✓ Excludes investments in RRSP, RESP, Registered pension plans
- All applicants will be responsible to report their financial situation, providing relevant documentation to an external third party verification service prior to signing a lease

Financial categories – based on household's income & wealth

Income & Asset thresholds						
	1	2	3	4	5	6
Studio	\$32,000	\$36,000	\$43,000	\$50,000	\$70,000	\$100,000
1 BR	\$39,000	\$45,000	\$54,000	\$63,000	\$87,000	\$200,000
2 BR	\$58,000	\$66,000	\$79,000	\$92,000	\$129,000	\$250,000
3 BR	\$70,000	\$80,000	\$96,000	\$112,000	\$156,000	\$250,000
Max Assets	\$100,000	\$100,000	\$120,000	\$150,000	\$220,000	\$300,000

 **Asset limits**
Higher of income or assets

← Categories were created so that households pay c.30% of household gross income on rent

- ✓ Depending on household income, and size of home needed, will determine the applicant's category
- ✓ Upper limits established based on *affordability of market homes* while still considering security of housing needs

An applicant's Category defines the rent that may be payable by a household, based on unit availability

Examples:

1. Couple with 1 child, earning \$75,000 and with assets \$35,000 → Access to 2 bedroom → Category 3
 - a. Same family, assets of \$140,000 → category 4 due to higher net worth
2. Single parent with 2 children, earning \$60,000 and savings of \$55,000 → access to 2 or 3 br → Category 2 for 2br, 1 for 3br
3. Couple with no children, earning \$145,000, savings of \$50,000 → access to 1br → Category 6

A range of unit sizes & rent based on households’ needs spread throughout the community

- rent based on equitable portion of households income being spent on housing

Name / Address	Unit Type	Number of Units	Actual Rental Rate Per Category					
			1	2	3	4	5	6 (market)
Chiyakmesh (2010) 1060 Legacy Way <i>Utilities included</i>	Studio	40	\$835	\$835	\$1,000	\$1,170	\$1,355	\$1,575
	1 Bedroom	15	\$1,040	\$1,040	\$1,250	\$1,460	\$1,695	\$1,960
Cloudburst* (2017) 1310 Cloudburst Drive	1 Bedroom	4	\$1,375	\$1,375	\$1,375	\$1,375	\$1,595	\$1,960
	2 Bedroom	23	\$1,810	\$1,810	\$1,810	\$2,120	\$2,455	\$2,890
Nordic Court (1998) 2120 Nordic Drive	2 Bedroom	18	\$1,485	\$1,485	\$1,780	\$2,085	\$2,415	\$2,890
	3 Bedroom	2	\$1,630	\$1,855	\$2,230	\$2,605	\$3,025	\$3,500
Beaver Flats (2001) 2400 Dave Murray Place <i>Utilities included</i>	Studio	24	\$845	\$845	\$1,015	\$1,185	\$1,375	\$1,575
	1 Bedroom***	26	\$1,075	\$1,075	\$1,290	\$1,510	\$1,755	\$1,960
	2 Bedroom***	7	\$1,430	\$1,630	\$1,955	\$2,285	\$2,650	\$2,890
Nester's Apartments (2000) 7531 & 7525 Seppos Way	1 Bedroom***	10	\$1,060	\$1,060	\$1,270	\$1,490	\$1,725	\$1,960
	2 Bedroom	42	\$1,450	\$1,450	\$1,740	\$2,035	\$2,360	\$2,890
	3 Bedroom	1	\$1,885	\$1,885	\$2,260	\$2,645	\$3,070	\$3,500
Lorimer Court (1999) 6320 Lorimer Court	1 Bedroom	6	\$975	\$1,110	\$1,330	\$1,555	\$1,805	\$1,960
	2 Bedroom	6	\$1,545	\$1,545	\$1,855	\$2,170	\$2,520	\$2,890
	3 Bedroom	2	\$1,980	\$1,980	\$2,375	\$2,780	\$3,225	\$3,500
Nita Lake Residences (2007) 5151 Nita Lake Drive	1 Bedroom	6	\$975	\$1,110	\$1,330	\$1,555	\$1,805	\$1,960
	2 Bedroom	2	\$1,475	\$1,475	\$1,770	\$2,070	\$2,400	\$2,890
	3 Bedroom	1	\$2,140	\$2,140	\$2,140	\$2,505	\$2,905	\$3,500
Whistler Creek Crt (1984) 2178 Sarajevo Drive	3 Bedroom	20	\$1,925	\$1,925	\$2,310	\$2,705	\$3,135	\$3,500

Category 1 lower income earners pay less

Category 6 – provides security of housing over time with near market rents

Rental rates also consider **financial viability of providing affordable homes** (construction cost, operating and maintenance etc)

May consider partnership agreements (eg BCHousing, CMHC) **where funding is tied with specific rental rates or income limits or applicant group**

Who does this apply to?

- The Employee Rental Housing Policy will apply to existing rental waitlist members and new applicants to the rental waitlist
- Meeting the Employee Rental Housing policy will be a requirement, *prior* to signing a lease agreement with the WHA
- Applicants on rental waitlist *prior to July 23 2019* that do not meet the policy will be able to remain on the waitlist & maintain their position until December 31 2020 to provide time to meet the policy.
- Existing tenants in WHA rental units will not be affected by these changes while they continue to remain living in their current WHA rental unit

Why have these changes been made?

- Intent of Employee Housing program has always been to support resort economy and sustain our community
- Our surrounds have changed (economic growth, job creation, technological impacts....)
- Community is evolving (population, demographics, diverse needs)
- Access to affordable housing is challenged (price appreciation, demand outstripping supply)
- Concern in community about misuse of employee housing program
- Focus is on better targeting of needs with the available homes

Whistler's commitment to housing our workforce

- ✓ **Goals to support economic stability which in turn enables community sustainability**
- ✓ **Overall target of housing 75% of employees in Whistler**
- ✓ **Housing stock made up of:**
 - Market housing (rental and ownership)
 - Employee housing (rental and ownership, private and public)
 - Administered by WHA as municipal owned housing provider
 - for those whose employment justifies residing in Whistler and directly relates to the provision of goods and services within the municipality
- ✓ **Steadfast commitment to employee housing – over 2100 employee homes**
 - eligibility and occupancy and price restrictions
- ✓ **Active development of 116 new employee restricted homes**
 - Recent – 1310 Cloudburst (27 units)
 - New / In progress – 1020 Legacy Way (24 units), 8350 Bear Paw Trail (20), 1330 Cloudburst (45)

In summary

Policy direction is updated to:

- Support community members who otherwise cannot afford market rental rates and provide security of housing
- Reflect changes in our surrounds, better meet community needs, and overcome concerns expressed by the community
- Optimize municipal housing assets
- Support ongoing financial viability of providing current employee housing and opportunity for additional supply
- Enhance support of Vision and Goals for our community

Whistler Housing Authority New Rental Projects

195 New Employee Beds

1020 Legacy Way

Passive House Rental Building



24 units / 53 employee beds
Unit Mix: Studio, 1 & 2 Bedrooms
Occupancy - Beginning of November 2019

Whistler Housing Authority New Rental Projects

195 New Employee Beds

8350 Bear Paw Trail

Seniors House Rental Building (Eligible Employees 55 years +)



20 units / 39 employee beds
Unit Mix: 1 & 2 Bedrooms
Occupancy - Beginning of December 2019

Whistler Housing Authority New Rental Projects

195 New Employee Beds

1330 Cloudburst Drive

Rental Apartment Building



45 units / 103 employee beds
Unit Mix: Studio, 1, 2 & 3 Bedrooms
Occupancy - 2021

For more information ...

www.whistlerhousing.ca

— Rent



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Renting a WHA Property

ONLINE RENTAL GUIDELINES & APPLICATION

Questions On Renting Through The WHA

2019 WHA Rental Rate Ranges and Category Ranges

2019 Rental Rate Calculator

WHA Tenant Guide

Renting as a Senior

Home Run - matching program for property & business owners

Accommodation Seeker

Landlord & Tenant Resources

WHA Rental Properties

Please note: Qualified tenants are selected from the WHA Rental Waitlist when units come available. Leases are a minimum of 12 months only.

Beaver Flats Apt

2120 Nordic Court

Chiyakmesh

Lorimer Court

Nester's Apartments

Whistler Creek Court

1310 Cloudburst

1020 Legacy Way (under construction)

8350 Bear Paw Trail (under construction, seniors priority)

1330 Cloudburst Drive (under construction)

Today

- Staff from both WHA and RMOW are available
- Opportunity for more information and further details

Thank you